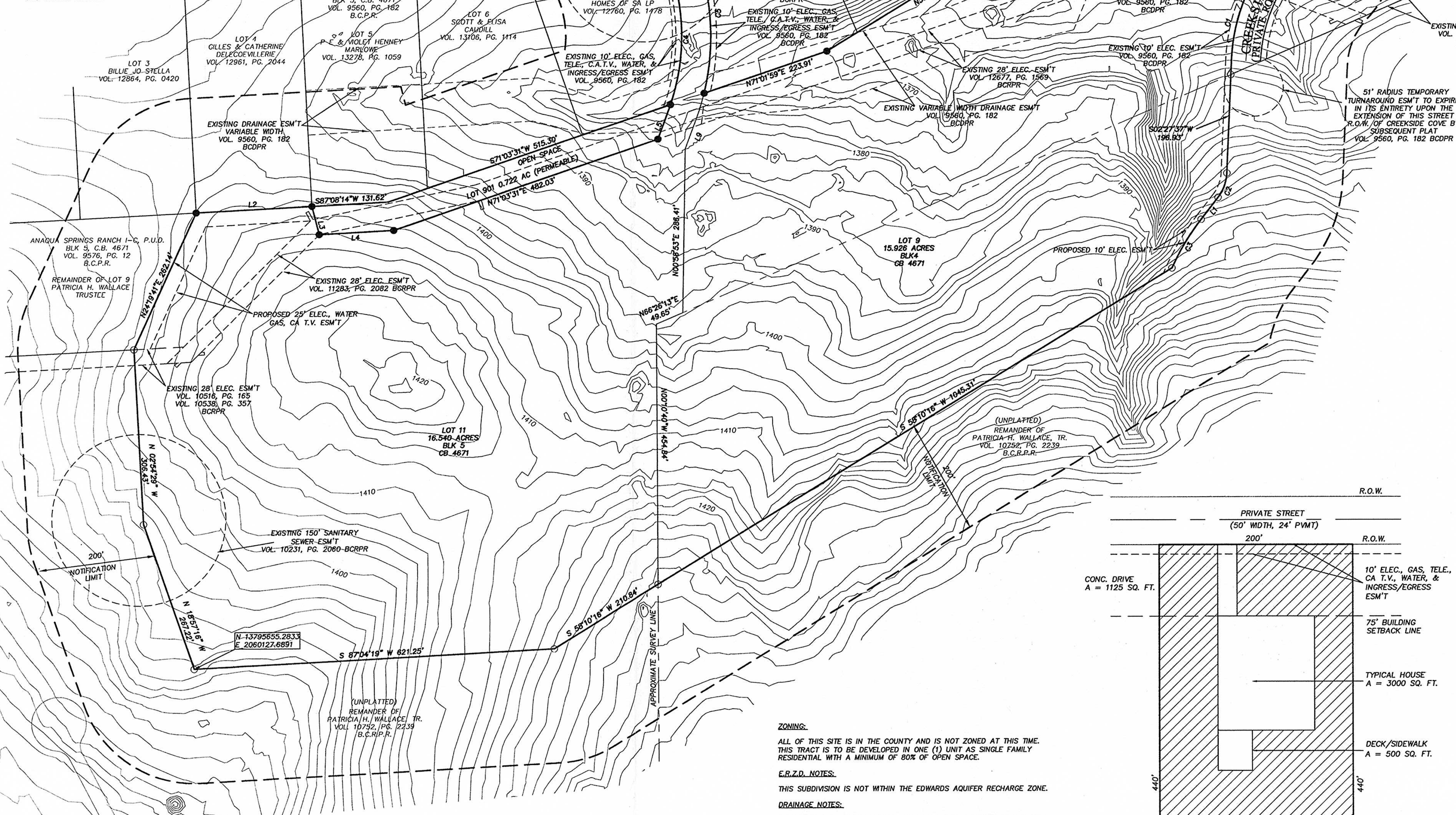


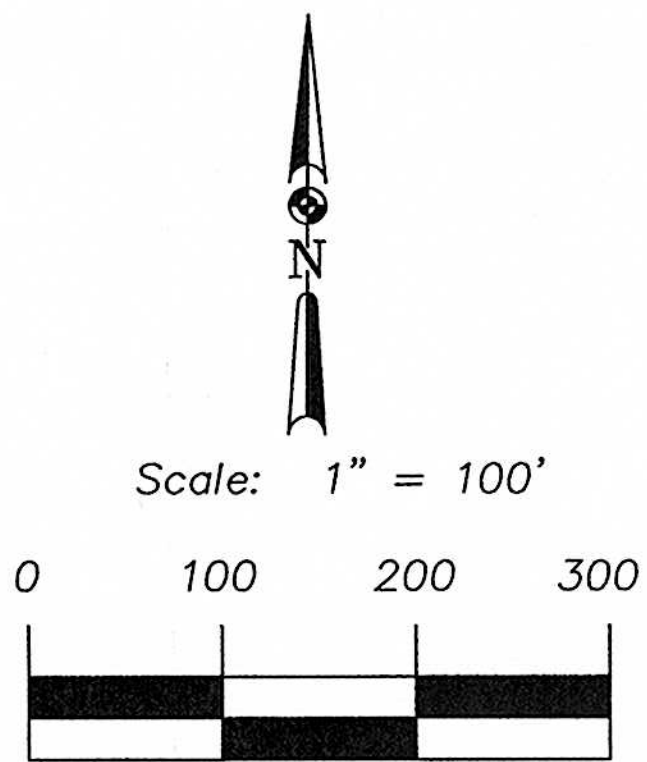
### OWNER/DEVELOPER:

ANAQUA SPRINGS RANCH, INC.  
325 SOUTHERN BLVD. E. SUITE 200  
SAN ANTONIO, TX 78238  
(210) 423-1444 PHONE



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	244.35'	326.97'	42.49°08'	128.20'	238.71'	S21°41'15\"W
C2	45.70'	75.00'	34°54'47\"	23.58'	45.00'	N19°55'00\"E
C3	88.99'	425.00'	13°20'45\"	49.72'	98.77'	S30°42'01\"W
C4	272.68'	375.00'	41°39'44\"	142.68'	266.71'	N02°16'22\"W
C5	320.72'	424.74'	43°15'52\"	168.44'	313.16'	N01°32'39\"W

LINE	LENGTH	BEARING
L1	48.04'	S37°22'24\"W
L2	199.91'	N87°03'05\"E
L3	50.90'	S14°05'53\"E
L4	128.77'	N87°04'47\"E
L5	54.17'	N20°05'24\"E
L6	158.13'	N23°07'14\"W
L7	50.69'	N78°24'25\"E
L8	149.46'	S23°09'00\"E
L9	54.15'	S20°06'53\"W
L10	139.37'	S23°06'20\"E



### LEGEND:

- B.S.L. — BUILDING SETBACK LINE
- ESM'T — EASEMENT
- R.O.W. — RIGHT-OF-WAY
- ELEC. — ELECTRIC
- CA T.V. — CABLE TELEVISION
- B.C.D.P.R. — BEXAR COUNTY DEED & PLAT RECORDS
- B.C.R.P.R. — BEXAR COUNTY REAL PROPERTY RECORDS
- F.R.B. — FOUND 1/2\" REBAR
- S.R.B. — SET 1/2\" REBAR CAPPED MATKIN HOOVER ENGINEERING & SURVEYING

### NOTES:

1. SEWAGE FACILITIES SHALL BE PROVIDED BY AN ON-SITE SEWAGE FACILITY CONSTRUCTED ON EACH LOT BY THE OWNER THEREOF DESIGNED BY A REGISTERED SANITARIAN OR A REGISTERED ENGINEER AND APPROVED UNDER THE RULES OF BEXAR COUNTY AND TCEQ.

### DEVELOPMENT PHASING SCHEDULE:

PHASE	# OF DWELLING UNITS	AREA (ACRES)	PASSIVE OPEN SPACE (ACRES)	ACTIVE OPEN SPACE (ACRES)
1 B	1	33.188		

DENSITY: MAXIMUM ALLOWABLE DENSITY = UNITS/ACRE			
# OF DWELLING UNITS		AREA (ACRES)	RESIDENTIAL DENSITY
1 B	1	33.188	0.030

OPEN SPACE: MINIMUM REQUIRED RESIDENTIAL OPEN SPACE = 35%

TOTAL AREA 33.188 ACRES

IMPERVIOUS AREA	
PAVEMENT	-0.000 ACRES
STRUCTURES (HOUSES)	-0.610 ACRES
SIDEWALK, DRIVEWAY, PATIO, ETC.	-1.672 ACRES

TOTAL IMPERVIOUS AREA -2.282 ACRES

OPEN SPACE 30.906 ACRES

TOTAL OPEN SPACE PROVIDED = 93%

### ANAQUA RANCH, I-B P.U.D. # 07-011A

BEING A 15.926 ACRE TRACT, A 16.540 ACRE TRACT, BEING LOTS 7, OF ANAQUA RANCH, P.U.D. RECORDED IN VOLUME 9575, PAGE 113 AND 8 OF ANAQUA SPRINGS, RECORDED IN VOLUME 9565, PAGE 32, AND A PORTION OF LOT 9 OF ANAQUA SPRINGS RANCH I-B, P.U.D. RECORDED IN VOLUME 9576, PAGE 12, AND AN UNPLATTED TRACT OF LAND BEING 0.722 OF AN ACRE, BEING A TOTAL OF 33.188 ACRES. A PORTION OF SAID LOT 7 BEING OUT OF THE JUAN CASILLAS SURVEY NO. 411 A-186, AND THE W.F. WATSON SURVEY NO. 571 A-1034, COUNTY BLOCK NO. 4671, BEXAR COUNTY, TEXAS.

NOTE: THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLAN COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.

SEWER SERVICE PROVIDED BY: INDIVIDUAL OSSF SYSTEMS  
WATER SERVICE PROVIDED BY: BEXAR METROPOLITAN WATER DISTRICT  
CCN # 10675  
B.M.W.D. ANAQUA SPRINGS RANCH PWS ID # 0105049

NOTE: THIS AMENDMENT PROPOSES AN INCREASE OF ACREAGE OF LOTS 9 & 11.

### TYPICAL LOT DETAIL

N.T.S.

Rev.

2009 JAN 20 PM 4:14

**MATKINHOOVER**  
ENGINEERING & SURVEYING  
100 BOX 54  
ROAD SUITE 100  
BOBINE, TEXAS 78006  
OFFICE: 817.494.0600 FAX: 817.494.0699  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSULTANTS

P.U.D. PLAN (#07-011A)  
FOR  
ANAQUA RANCH UNIT I-B, PUD  
BEXAR COUNTY, TEXAS

ASSOCIATED WITH  
PLAT # 080399

JOB NO. 2309.04  
DATE JUNE 2008  
DESIGNED CDM  
CHECKED JDC  
SHEET 1 OF 1





# City of San Antonio

*Department of Planning and Development Services*

January 21, 2009

Jeff Carroll, P.E.  
Matkin Hoover Engineering & Surveying  
8 Spencer Road, Suite 100  
San Antonio, TX 78006

Re: **Anaqua Ranch I-B (Amendment)**

**PUD # 07-011A**

Dear Mr. Carroll,

The Development Review Committee has reviewed **Anaqua Ranch I-B** Planned Unit Development Amendment or **PUD 07-011A**. Enclosed is an accepted and signed copy of the PUD for your files. However, please note the following conditions:

**SAWS Aquifer Protection and Evaluation** approves with the following conditions:

In accordance with the Aquifer Protection Ordinance No. 81491 for Plat Certification, the following conditions shall be met:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Significant Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)
- A Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.
- According to the CZ Plan (SAWS # 1583) and the Aquifer Protection Ordinance #81491 Sections 34-914 buffering may be required. In some places up to 100 feet. Any existing abandoned or substandard wells on the site should be plugged by the property owner in accordance with SAWS regulations and standards.

Contact Kirk Nixon for plugging procedures at 210-233-3523.

Department of the Army has cited that this property is located within the five (5) mile Camp Bullis Awareness Zone and the Garrison Commander has the following response. "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

- Has appropriate documentation - recent surveys (not older than three (3) years conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin. Contact Allison Arnold with U.S. Fish and Wildlife at ([allison\\_arnold@fws.gov](mailto:allison_arnold@fws.gov)) or 512-490-0057 ext. 242 for additional information concerning the survey requirements.

If you have any further questions about Camp Bullis response, please call Jim Cannizzo at (210) 295-9830.

It will be expected that all of the property depicted in the Planned Unit Development Amendment including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-344(k). Should you need further assistance, please contact Luz M. Gonzales at (210) 207-7898.

Sincerely,



Fernando J. De León, P.E.  
Assistant Director  
Land Development Division  
Planning and Development Services Department